

UPDATE SHEET

PLANNING COMMITTEE – 4th May 2022

**To be read in conjunction with the
Report of the Head of Planning and Infrastructure to Planning
Committee**

- (a) Additional information received after the publication of the main reports;**
- (b) Amendments to Conditions;**
- (c) Changes to Recommendations**

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Part demolition of existing building, erection of a two storey extension and change of use to five assisted living flats alongside other external works and alterations
2-4 Central Road, Hugglescote, LE67 2FD

Additional information received after the publication of the main reports;

Additional Third Party Representations:

6 further representations have been received objecting on the following grounds:

- The junction is busy and dangerous
- Residents may have cars and drive
- Where are carers and visitors going to park?
- Impact on highway safety
- Lack of parking for residents and staff
- Inconvenience during construction, delays and obstruction
- Needs to be improvements to pavements
- There has been no air quality and noise assessment conducted
- Air quality will be poor
- Proposed green infrastructure will need to be maintained.

Update to Officer Report:

The majority of the above concerns have already been raised by other members of public and their concerns have been addressed in the committee report.

In terms of air quality and vehicular noise, as the residents of the site will not drive, the scheme if approved will have no impact on air quality and noise and will provide a betterment over the existing arrangement where the property as a private house could own multiple cars.

Letter from Parish Council – This will be read out at the meeting as agreed with the Parish Council.

Utility compound on Grange Road frontage of the site – Comments were received at the technical briefing relating to the safety of siting domestic bins next to a gas substation. Contact was made with the National Grid who advised that the compound is designed to protect the apparatus in it and that the siting of domestic bins adjacent to it would not cause them any concerns on safety grounds.

Accident rates at the Grange Road/Ashburton Road/Station Road and Central Road Junction and immediate surrounding area

The following was received from the County Highways in relation to this:

Highway Safety

There have been 19 recorded Personal Injury Collisions within 500m of the site within the last five years and current year to date. These are shown in the table below by year and by severity:

	Slight	Serious	Fatal	Total
2016	3	1	0	4
2017	5	1	0	6
2018	3	1	1	5
2019	4	0	0	4
2020	0	0	0	0
2021	0	0	0	0
Total	15	3	1	19

Whilst the number of recorded PIC's initially appears to be high, it is noted that the study area includes Ashburton Road, Station Road, Central Road, Grange Road, Forest Road, Crescent Road and Fairfield Street.

It is also noted that of the above, three were hit and run type incidents, two involved drivers disobeying traffic signals and no further details were supplied in respect of two of the incidents that occurred in 2017.

The only PIC's that have occurred in the direct vicinity of the site are those relating to the signalised crossroads junction of Central Road, Grange Road, Ashburton Road and Station Road.

Having considered the collision data for each of the above, the LHA does not consider that the development proposals, as now presented, would exacerbate the likelihood of further such incidents occurring.

Additional information from the applicant in relation to how the site will operate and how they will make sure that the occupiers cannot drive -

Due to the type of client group we will have occupying the flats, they won't be capable of driving nor will they have the financial means to own a vehicle. Most occupants will have full time carer's.

However as we are aware this is an important factor with 2-4 Central Road. In addition to adding in to the tenancy agreement that no parking space will be provided, we will also have a separate legal agreement drawn up between the applicant and each tenant which will state the tenant is not allowed to own/park a vehicle whilst occupying the property. A breach of this agreement will result in an eviction notice.

As you are already aware we have purchased next door (6 Central Road) which will be used to house the care staff who also will not have access to any vehicles. A gate will be installed in the garden between the two properties so staff can freely walk across without using the public footpath.

We are also happy to put other recommended measures in place at request.

No Change to the Recommendation

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